

GIS REGISTRY INFORMATION

SITE NAME:	Northwoods Apartments			FID #	
BRRTS #:	02-41-531707			(if appropriate):	
COMMERCE # (if appropriate):	53212-2700-06				
CLOSURE DATE:	March 3, 2005				
STREET ADDRESS:	2506 - 2516 N Martin Luther King Dr				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	689906	Y =	290058	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (808) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

March 3, 2005

Mr. Tom Ford
Milwaukee Wrighttown Associates
5731 Lyons View Pike, Suite 226
Knoxville, TN 37919

RE: Final Closure

Commerce # 53212-2700-06 WDNR BRRS # 02-41-531707
Northwoods Apartments, 2506 - 2516 N. Martin Luther King Jr. Dr., Milwaukee

Dear Mr. Ford:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Giles Engineering Associates, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Steven Thuemling, Giles Engineering Associates, Inc.
Case File

6501346

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 2:25 PMJUL 12 1991 8:04 AM
REEL 2592 IMAGE 804

DEED

FEE

77.25 (2)

This indenture made this 15th day of May, 1991.

WHEREAS, on August 1, 1971, a certain Mortgage was executed by Wrighttown Partnership as mortgagor, in favor of A.L. Grootemaat & Sons, Inc. as mortgagee, and was recorded on August 3, 1971, in Reel 601, Image 1743, as Document number 4611552 and re-recorded on August 26, 1971 in Reel 606, Image 1544 as Document No. 4617489, in the Office of the Register of Deeds, Milwaukee County, Wisconsin; and

WHEREAS, on November 22, 1976, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage the Secretary designated me as foreclosure commissioner to conduct a nonjudicial foreclosure of the Mortgage under the provisions of the Multifamily Mortgage Foreclosure Act of 1981 (the Act) 12 U.S.C. 3701 et seq.; and

WHEREAS, a Revised Notice of Default and Foreclosure Sale was sent by registered mail, return receipt requested, (1) on March 28, 1991, to Wrighttown Partnership, a Limited Partnership, the owner of the property secured by the mortgage as shown by the public record on March 16, 1991, (2) on March 28, 1991, to Jordan A. Miller, Mrs. Jordan A. Miller, James E. Grootemaat, Mrs. James E. Grootemaat, Grootemaat Investment Co., Inc., A. L. Grootemaat & Sons, Inc., Grootemaat Investment Management Corp.,

Title goes to
Wrighttown
Partnership

RECORD

6501346

50.00

50

Wisconsin Cable Investors Limited Partnership d/b/a/ Wave Cable, Commercial Laundry Equipment, Inc., Gerald A. Kahn and Mrs. Gerald A. Kahn, the parties shown on the public record as of March 16, 1991 to have a possible ownership claim or lien interest in the property secured by the Mortgage; and

WHEREAS, a copy of the Revised Notice of Default and Foreclosure sale was published in the Milwaukee Journal on April 11, 1991, April 18, 1991 and April 25, 1991, and in the Daily Reporter on April 11, 1991, April 18, 1991 and April 25, 1991; and

WHEREAS, a copy of the Revised Notice of Default and Foreclosure Sale was posted in a prominent place at each of the two Wrioughtown buildings in the entrance lobbies on April 13, 1991; and

WHEREAS, pursuant to the Revised Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on May 1, 1991, at which Thomas G. Ford on behalf of Milwaukee Wright Limited Partnership submitted the highest bid in the amount of \$36,500.00; and

WHEREAS, the following costs were incurred in conducting the foreclosure sale;

- a. \$3,045.16 for advertising and postage expenses incurred in mailing, and publishing the Notice of Default and Foreclosure Sale.

- b. \$3.50 for mileage expenses incurred in posting the Notice of Default and Foreclosure Sale, and for the commissioner's attendance at the foreclosure sale.
- c. \$6.00 for reasonable and necessary costs incurred for title and lien record searches.
- d. \$52.00 for the commissioner's necessary out-of-pocket expenses incurred for recording documents.
- e. \$2,500.00 as commission to the foreclosure commissioner.

NOW THEREFORE, for one dollar and other good and valuable considerations, the undersigned hereby grants, bargains, sells, and conveys to Milwaukee Wright Limited Partnership, the following described property located in Milwaukee County, Wisconsin:


Parcels One (1), Two (2) and Three (3), Certified Survey Map No. 1631, being a Redivision of a part of Block Two Hundred Ten (210) in John B. A. Kern's Subdivision and a vacated portion of a North and South alley thru Block (210), all being a part of the South East One-quarter (1/4) of Section Seventeen (17), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, as recorded

11/11/2004 12:41:00 X

on August 6, 1971, Reel 602, Images 1782
to 1785 inclusive, as Document No.
4612718.

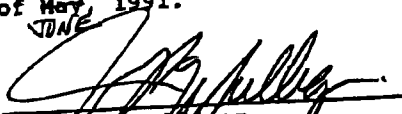
The grantor hereby conveys to the grantees all right,
title and interest in the above property held by the grantor
herein, the Secretary, the mortgagor or any other party claiming
by, through, or under them on the date the Mortgage referred to
above was recorded and any interest acquired by any of them
until the date of the foreclosure sale.

The covenants contained in the attached Use Agreement are
incorporated into this Deed and shall be enforceable by the
parties thereto as covenants running with the land.


Terry Gray,
Foreclosure Commissioner
600 North Broadway
Milwaukee, WI 53202

AUTHENTICATION

Signature of Terry Gray
authenticated this 15th day
of May, 1991. ²⁰²


James P. Mulligan

TITLE: MEMBER STATE BAR OF
WISCONSIN

Drafted by Terry Gray
Gray & End
Milwaukee, Wisconsin



PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	3626 THRU 3626 N 2ND ST
TAXKEY	273-0326-120-1
OWNER	GEORGE W ROBINSON JR ARPHELIA ROBINSON
OWNER ADDRESS	3438 N PALMER ST MILWAUKEE WI 532120000

ASSESSMENT

	2004	2003
LAND	\$3,100	\$3,100
IMPROVEMENTS	\$21,700	\$21,700
TOTAL	\$24,800	\$24,800
CURRENT CLASS	RESIDENTIAL	

Assessments reflect the estimated value on January 1st .of the indicated year.

OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 08/97
 - TRANSFER FEE: \$0.00 ([CLICK HERE FOR FEE EXPLANATION](#))
- STORIES: 1.0
- RESIDENTIAL BUILDING STYLE: OLD STYLE
- EXTERIOR WALL TYPE: ASBESTOS
- YEAR BUILT: 1924
- DWELLING UNITS: 1 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- TOTAL SQUARE FEET FLOOR AREA: 868
 - FIRST FLOOR AREA: 768
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA: 100
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 6
 - BEDROOMS: 3
 - BATHS: 1
 - HALF BATHS: 0
- CENTRAL AIR CONDITIONING: NO
- BASEMENT: FULL
- FIRE PLACE: 0
- GARAGE TYPE: NONE
- LOT SIZE: 30.0X150
- PLAT PAGE: 27318
- ZONING: RT4 ([CLICK HERE FOR ZONING EXPLANATION](#))
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 2820
- ALDERMANIC DISTRICT: 6
- CENSUS TRACT: 44
- LEGAL DESCRIPTION:
LEGAL S KEEFE AVENUE SUBD NO 1 IN NE 1/4 SEC 8-7-22
DESCRIPTION BLOCK 4 LOT 2

For more information contact the Assessor's office at 414-286-3651

PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

GENERAL INFORMATION

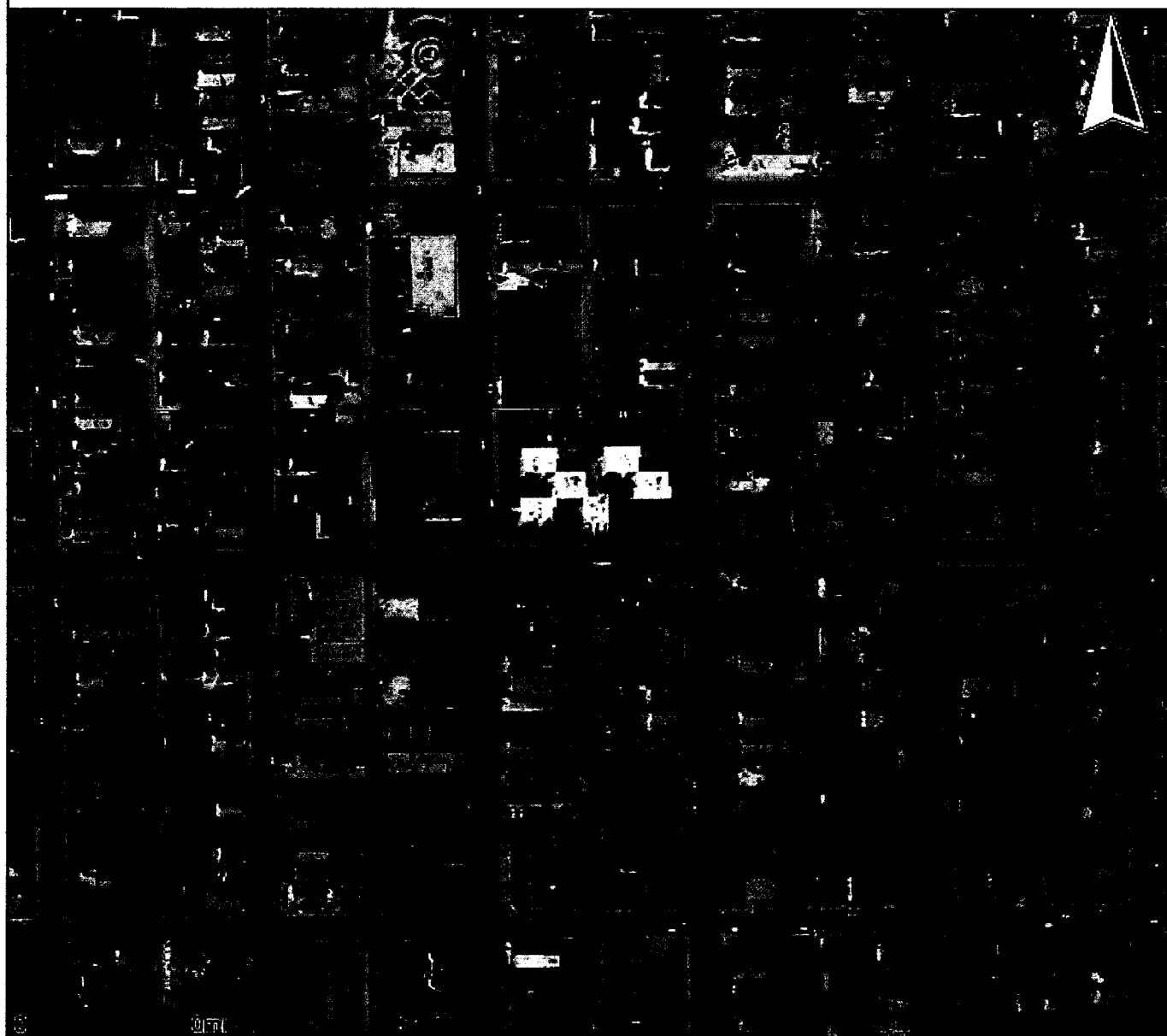
ADDRESS	3624 THRU 3626 N 2ND LA
TAXKEY	273-9980-000-0

Map created Fri Nov 12 13:16:15 CST 2004

Legend

Closed Remediation Sites

- Groundwater
- ▲ Soil
- Groundwater and Soil
- Offsource Contamination
- County Boundary
- 24K Open Water



Scale: 1:3,267

DO NOT USE FOR NAVIGATION

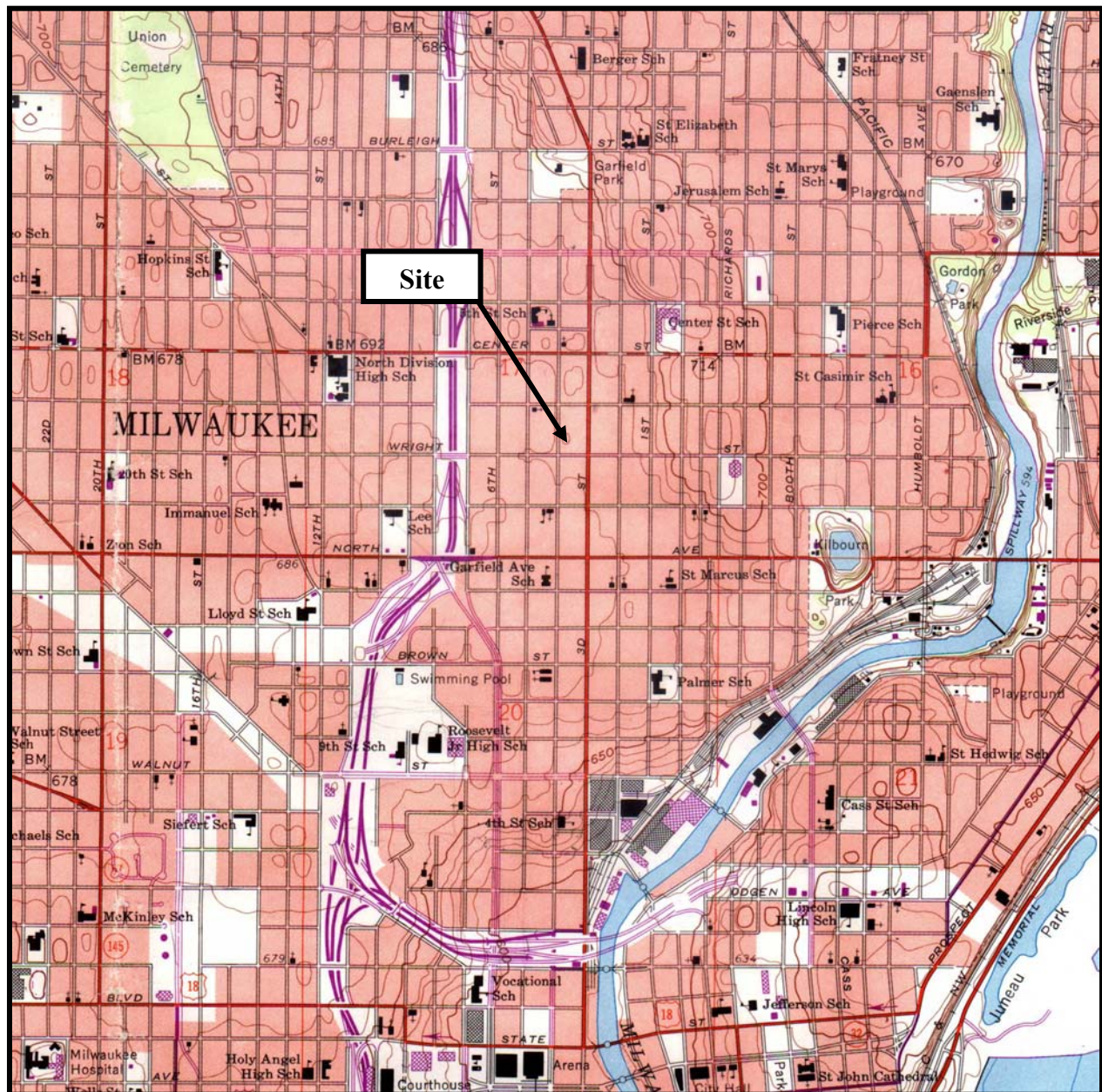
Wisconsin DNR - Identify Results

Report generated November 12, 2004 - 01:15 PM

**Send to Printer**

Coordinate Position**Lat/Lon:** 87° 54' 47.9" W
43° 3' 51.1" N**UTM (x, y):** 425633, 4768349
(zone 16)**WTM:** 689906, 290058**County Boundary****Name:** Milwaukee**County FIPS:** 079**Region Name:** Southeast Region

[\[Close Report Window\]](#)



Source: USGS 7.5 Minute Series (topographic) *Milwaukee, Wisconsin* Quadrangle Map (1958; photorevised in 1971)

Scale: 1:24,000 (1"=2000')

Contour Interval: 10 Feet

Figure 1
Site Location

Northwoods Apartments
2506–2518 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0407082



GILES
ENGINEERING ASSOCIATES, INC.

Table 1

Soil Analytical Results- VOCs

Northwoods Apartments
2506-16 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0407082

Parameters		Geoprobe Boring Numbers										NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
		GP-1	GP-2	GP-3	GP-4	GP-5A	GP-6	GP-7	GP-8	GP-9	GP-10A			
Sample Date		8/4/2004	8/4/2004	8/4/2004	8/4/2004	8/4/2004	8/4/2004	8/4/2004	8/25/2004	8/25/2004	8/25/2004			
Sample Depth (feet)		6 - 8	8 - 10	8 - 10	10 - 12	6 - 8	14 - 16	10 - 12	10 - 12	10 - 12	10 - 12			
PID		1.5	BDL	BDL	BDL	BDL	BDL	BDL	BDL	256	BDL			
VOCs (ug/kg)	Methylene Chloride	128 A	<21.8	55.5 J	<21.8	49.5 J	<21.8	<21.8	<11.4	<11.4	<11.4	NS	NS	NS
	Naphthalene	<21.6	<21.6	177	117	70.6	<21.6	<21.6	<10.3	#110,000#	<10.3	NS	2,700	NS
	Ethylbenzene	<5.37	<5.37	<5.37	71.2	<5.37	<5.37	<5.37	<11.3	#6,950#	<11.3	2,900	4,600	NS
	Toluene	<11.6	<11.6	<11.6	38.6	<11.6	<11.6	<11.6	<11.6	<11.6	<11.6	1,500	38,000	NS
	Trichlorethene	<5.91	<5.91	<5.91	46.9	<5.91	<5.91	<5.91	<10.4	<10.4	<10.4	NS	NS	NS
	1,2,4-TMB	<10.2	<10.2	<10.2	120	202	<10.2	<10.2	<10.6	#99,700#	<10.6	NS	83,000	NS
	1,3,5-TMB	<8.40	<8.40	<8.40	55.2	78.4	<8.40	<8.40	<10.2	9,160	<10.2	NS	11,000	NS
	Xylenes (Total)	<19.8	<19.8	<19.8	291	<19.8	<19.8	<19.8	<10.4	<u>4,890</u>	<10.4	4,100	42,000	NS
	n-Propylbenzene	<9.10	<9.10	<9.10	<9.10	33.4	<9.10	<9.10	<10.6	7,720	<10.6	NS	NS	NS
	n-Butylbenzene	<18.6	<18.6	<18.6	<18.6	<18.6	<18.6	<18.6	<11.4	9,560	<11.4	NS	NS	NS
	p-Isopropyltoluene	<7.07	<7.07	<7.07	<7.07	<7.07	<7.07	<7.07	<11.2	1,530	<11.2	NS	NS	NS
	Isopropylbenzene	<6.93	<6.93	<6.93	<6.93	<6.93	<6.93	<6.93	<10.7	3,390	<10.7	NS	NS	NS

NOTES:

PID: Photoionization Detector
VOCs: Volatile Organic Compounds
A: The concentration of the analyte detected in the sample is characteristic of a laboratory artifact.
J: Concentrations between laboratory Limit of Detection and Limit of Quantification
ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)
TMB: Trimethylbenzene
BDL: Below Detection Limit
NS: No Standard
RCLs: Residual Contaminant Levels
WDNR: Wisconsin Department of Natural Resources

Results indicated in red/underlined, exceed the NR 720.09 RCLs Based on groundwater Protection
Results indicated in #brown# exceed the NR 746.06 Table 1 residual petroleum Product in Soil Pores Screening Levels (Product Indicator)

Table 2
Temporary Monitoring Well Analytical Results- VOCs

Northwoods Apartments
2506-16 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0407082

Parameters		Sample Locations								WAC NR 140 PAL ¹	WAC NR 140 ES ²
		GP-1	GP-2	GP-3	GP-5A	GP-6	GP-7	GP-8	GP-9		
Date Sampled		08/04/04	08/04/04	08/04/04	08/04/04	08/04/04	08/04/04	08/25/04	08/25/04		
Detected VOCs (ug/l)	sec-Butylbenzene	0.570 J	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	NS	NS
	Toluene	<0.120	0.380 J	0.320 J	0.540 J	<0.120	0.350 J	<0.120	5.34	200	1,000
	Isopropylbenzene	<0.106	<0.106	<0.106	0.830 J	<0.106	<0.106	<0.106	9.66	NS	NS
	p-Isopropyltoluene	<0.157	<0.157	<0.157	0.310 J	<0.157	<0.157	<0.157	1.67 J	NS	NS
	Naphthalene	<0.159	<0.159	<0.159	0.970 J	<0.159	<0.159	<0.159	<u>41.8</u>	8	40
	n-Propylbenzene	<0.137	<0.137	<0.137	0.630 J	<0.137	<0.137	<0.137	23.9	NS	NS
	Total TMB	<0.202	<0.202	<0.202	2.10 J	<0.202	<0.202	<0.202	(197.8)	96	480
	Total Xylenes	<0.340	<0.340	<0.340	1.17 J	<0.340	<0.340	<0.340	107	1,000	10,000
	Ethylbenzene	<0.106	<0.106	<0.106	<0.106	<0.106	<0.106	<0.106	71.5	140	700
	n-Butylbenzene	<0.121	<0.121	<0.121	<0.121	<0.121	<0.121	<0.121	5.68	NS	NS
	Benzene	<0.498	<0.498	<0.498	<0.498	<0.498	<0.498	<0.498	<u>16.5</u>	0.5	5

NOTES:

- VOCs:** Volatile Organic Compounds

WAC: Wisconsin Administrative Code

NR: Natural Resources Chapter of the WAC

NS No Standard

ug/l: Micrograms per liter; equivalent to parts per billion (ppb)

J: Concentrations between laboratory Limit of Detection and Limit of Quantification

TMB: Trimethylbenzene

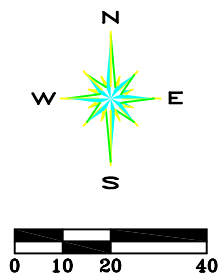
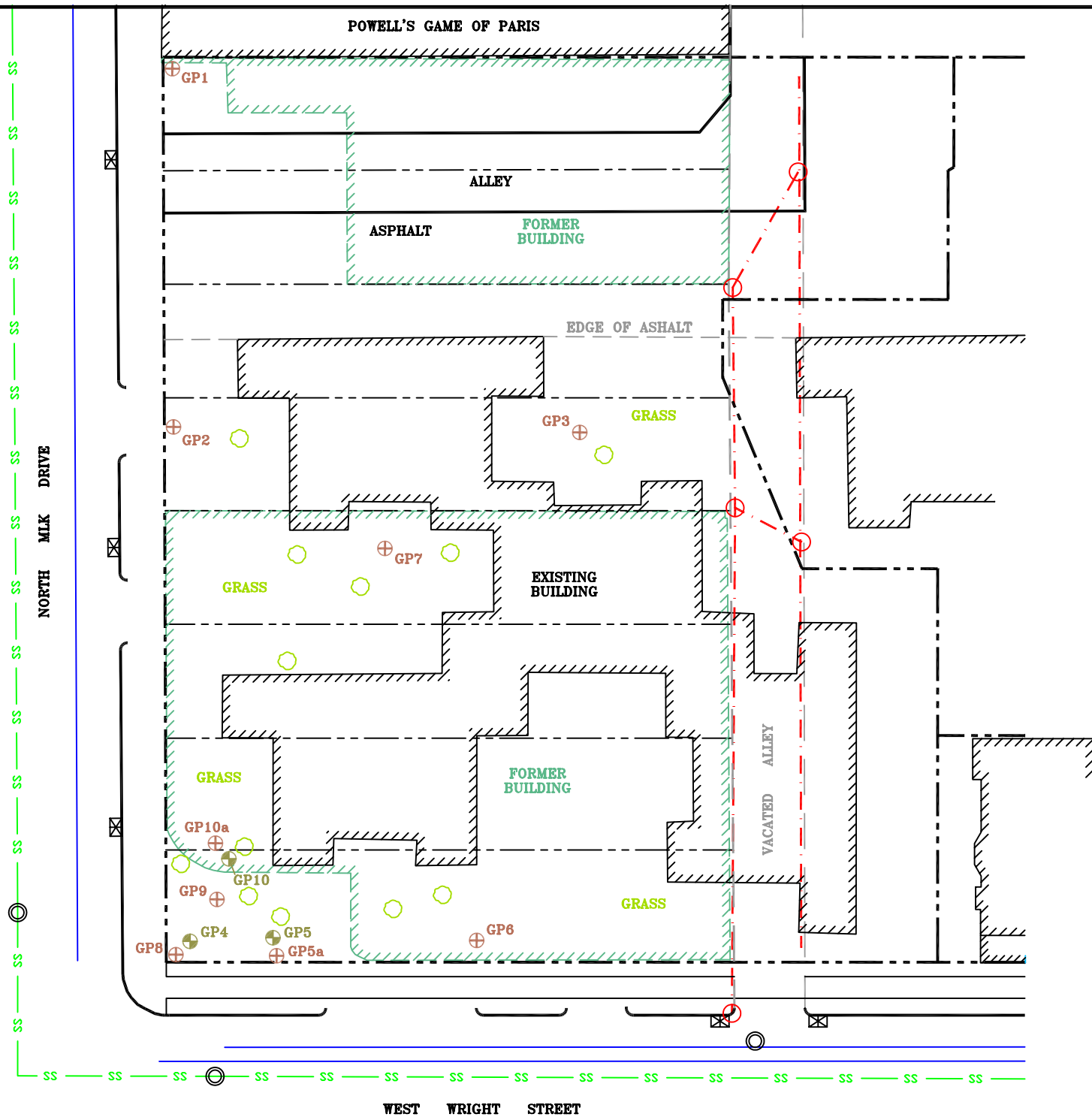
¹: WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- PAL

²: WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- ES

Results indicated in blue/parenthesis exceed the WAC NR 140.10 PAL

Results indicated in red/underline exceed the WAC NR 140.10 ES
- ES:** Enforcement Standard

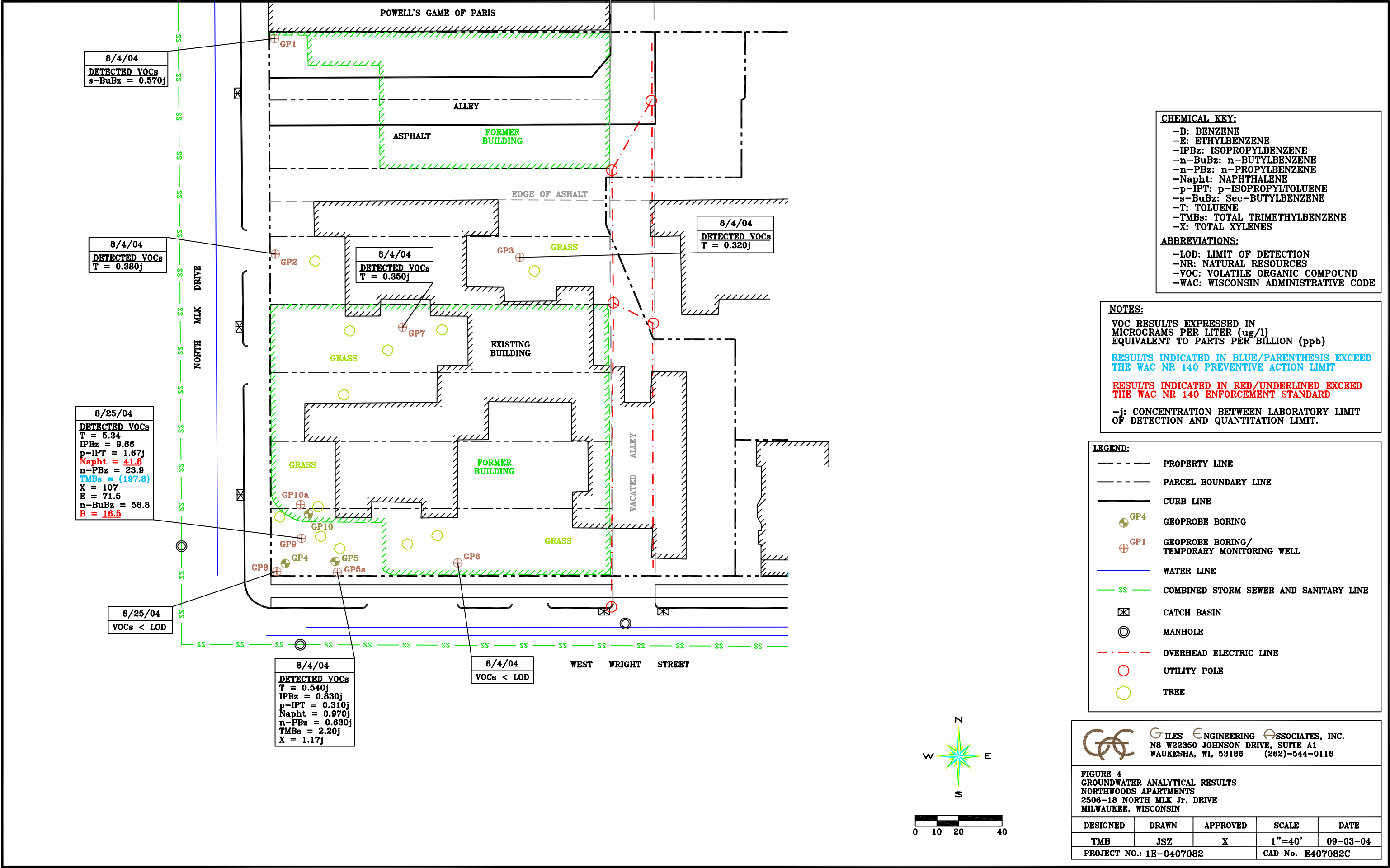
PAL: Preventive Action Limit



LEGEND:

---	PROPERTY LINE
---	PARCEL BOUNDARY LINE
---	CURB LINE
GP4	GEOPROBE BORING
GP1	GEOPROBE BORING/ TEMPORARY MONITORING WELL
---	WATER LINE
SS	COMBINED STORM SEWER AND SANITARY LINE
⊠	CATCH BASIN
⊙	MANHOLE
- - -	OVERHEAD ELECTRIC LINE
○	UTILITY POLE
○	TREE


<p>GILES ENGINEERING ASSOCIATES, INC. N8 W22350 JOHNSON DRIVE, SUITE A1 WAUKESHA, WI, 53186 (262)-544-0118</p>				
<p>FIGURE 2 SITE FEATURES AND BORING LOCATION PLAN NORTHWOODS APARTMENTS 2506-18 NORTH MLK Jr. DRIVE MILWAUKEE, WISCONSIN</p>				
DESIGNED	DRAWN	APPROVED	SCALE	DATE
SCT	JSZ	X	1"=40'	09-23-04
PROJECT NO.: 1E-0407082			CAD No. E407082A	



Mr. Thomas Ford as General Partner of Milwaukee Wrighttown Associates states that Milwaukee Wrighttown Associates is the owner of the property which is located at 2506-18 North Dr. Martin Luther King Jr. Drive, Milwaukee, Wisconsin, and which is legally described in the Warranty Deed recorded as Document No. 4612718, recorded on August 6th, 1971, which completely and accurately describes the complete parcel of the property (BRRTS No. 02-41-531707).

Milwaukee Wrighttown Associates

By:


Thomas Ford

Date:

11/11/04